

REVISIONS		
NO.	DATE	BY DESCRIPTION

04/15/2016

THE CABANA FOR LAKEVIEW AT IVY CREEK

2114 GRAVEL SPRINGS ROAD, BUFORD, GA 30519

PROJECT CRITERIA OUTLINE

NAME OF PROJECT: THE CABANA AT LAKEVIEW AT IVY CREEK
PROJECT LOCATION: 2114 GRAVEL SPRINGS ROAD
BUFORD, GA 30519

PROJECT CRITERIA

OCCUPANCY CLASSIFICATION: ASSEMBLY, CONCENTRATED

CONSTRUCTION TYPE: TYPE IV B
NOT SPRINKLERED NOT EQUIPPED WITH FIRE ALARM

BUILDING AREA - SCOPE OF WORK: 1152 SQ. FT. TO EDGE OF ROOF

OCCUPANT LOAD: 359 OCCUPIABLE SQ. FT. ASSEMBLY AREA AT
7 SQ. FT. PER PERSON = 52 PERSONS

ARCHITECTS AND ENGINEERS

HOLLAND ARCHITECTS, P.C.
3828 STEWART ROAD, SUITE E
DORALIVE, GA 30340
STUHRS & HOLLAND
GA. REG. # 005761
404-313-6550

FLOWERS ENGINEERING
(MECHANICAL ENGINEER)
1445 BARNESLEY WALK
SNELLVILLE, GA 30078
GA. REG. # 1050
404-313-6550

GALARAGA ENGINEERING
(ELECTRICAL ENGINEER)
8090 WINDING ROSE DRIVE
SUWANEE, GA 30024
GA. REG. # 23232

GENERAL NOTES:

- 1) THESE DRAWINGS ARE A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK.
- 2) ALL DIMENSIONS TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- 3) BIDDERS SHALL CAREFULLY EXAMINE THE DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS. SUBCONTRACTORS WILL NOT BE GIVEN EXTRA PAYMENTS FOR CONDITIONS THAT CAN BE DETERMINED BY EXAMINING THE SITE AND DOCUMENTS.
- 4) ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES PROVIDED BELOW.
- 5) ALL G.Y.P. TO WORK UNDER THIS CONTRACT TO BE PAINTED TO RECEIVE PAINT UNO.
- 6) CONTRACTOR TO PROVIDE BLOCKING IN ALL WALLS INDICATED TO RECEIVE CABINETS, COUNTER-TOPS OR GRAB BARS.
- 7) INTERIOR PARTITIONS & CEILING TO BE 1/2" WR. G.Y.P. IN ALL TOILET ROOMS UNO.
- 8) ALL OTHER NEW INTERIOR PARTITIONS TO BE 7/16" OSB ON 3 1/2" WD. STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.
- 9) FOUNDATION DESIGN IS BASED ON 1500 LB/SQ FT SOIL CAPACITY. CONTRACTOR TO VERIFY AND REPORT ANY DEVIATIONS TO ARCHITECT.
- 10) THESE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. WHAT IS INDICATED IN ANY ONE PART AS A TYPICAL CONDITION SHALL BE DEEMED TO BE MANDATORY FOR ALL SIMILAR CONDITIONS. REPORT DISCREPANCIES AND/OR CONFLICTS TO ARCHITECT.
- 11) ALL FASTENERS FOR HARDWARE SPECIFIED TO BE INSTALLED IN CONDITIONS EXPOSED TO WEATHERING TO BE IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS (E.G. HANGARS, COL. BASES, ETC) FOR WEATHERABILITY.
- 12) ALL WOOD CONSTRUCTION TO BE MECHANICALLY FASTENED IN ACCORDANCE W/ TABLE 2304.9, OR THE INTERNATIONAL BUILDING CODE - 2006 ED. AS A MINIMUM. FASTENERS SPECIFIED IN THESE DRAWINGS THAT EXCEED THOSE SPECIFIED IN TABLE 2304.9 SHALL BE INSTALLED AS DIRECTED IN THESE DRAWINGS. SEE SH7-12 FOR TABLE 2304.9.
- 13) BATH RM FLOORS TO RECEIVE SLIP-RESISTANT NON-ABRASIVE COATING W/ MIN. SLIP RESISTANCE COEFFICIENT OF 0.6 OR GREATER. COATING TO BE APPLIED BY STOOGES CHEMICAL ANTI-SKID 715 BARE FOOT GRADE COATING OR EQUAL. OWNER TO SEND FROM MANUFACTURER'S STANDARD COATINGS, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS OVER WESTERN PRIMER. CONTACT CHRISTIAN THOMPSON # 248-335-6597 FOR INFORMATION OR PURCHASE. PROVIDE COVR BASE IN SEALANT.
- 14) EMERGENCY CONTACT: JONATHAN JONES # 678-25-2968

APPLICABLE CODES

ABBREVIATION	TITLE	EDITION	AMENDMENTS
IBC	INTERNATIONAL BUILDING CODE	2012	GA 2014 E 2015
NEC	NATIONAL ELECTRICAL CODE	2014	NONE
IFGC	INTERNATIONAL FUEL & GAS CODE	2012	GA 2014 E 2015
IMC	INTERNATIONAL MECHANICAL CODE	2012	GA 2014 E 2015
IPC	INTERNATIONAL PLUMBING CODE	2012	GA 2014 E 2015 "PC APPENDIX R"
IRC	INTERNATIONAL RESIDENTIAL CODE	2012	GA 2014 E 2015 "RC APPENDIX F"
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	2009	GA 2011 E 2012
IEBC	INTERNATIONAL EXISTING BUILDING CODE	2012	GA 2014 E 2015
GCCC	GWINNETT COUNTY CONSTRUCTION CODE	2015	NONE
GCOP	GWINNETT COUNTY ORDINANCE FOR FIRE PROTECTION & LIFE SAFETY	2015	NONE
NFPA CES	NATIONAL FIRE PROTECTION ASSOCIATION - CODES & STANDARDS	CURRENT	NONE
NFPA 101	NATIONAL FIRE PROTECTION ASSOCIATION - LIFE SAFETY CODE	2012	NONE
IFC	INTERNATIONAL FIRE CODE	2012	2014
OCGA TITLE 25	GEORGIA STATE FIRE LAW		
OCGA TITLE 30	GA ACCESS TO & USE OF PUBLIC FACILITIES BY PERSONS W/ DISABILITIES	2010	NONE
ADA	AMERICANS WITH DISABILITIES ACT - STANDARDS FOR ACCESSIBLE DESIGN	2010	NONE

DRAWING INDEX

T1.0	TITLE SHEET, PROJECT CRITERIA
A1.0	FLOOR PLAN, WALL TYPES, ACCESSIBILITY NOTES
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A2.0	ELEVATIONS, BUILDING & WALL SECTIONS/DETAILS
M1.0	HVAC FLOOR PLAN, NOTES & SPECIFICATIONS
P1.0	DOMESTIC WATER PLAN, WASTE AND VENT PLAN
P2.0	PLUMBING RISERS, SCHEDULES, NOTES & DETAILS
E1.0	ELECTRICAL NOTES & SPECIFICATIONS, PANEL SCHEDULE
E2.0	ELECTRICAL FLOOR PLAN AND DETAILS

STANDARD ABBREVIATIONS

AB	ANCHOR BOLT
APP	ABOVE FINISHED FLOOR
ASSY	ASSEMBLY
BFF	BELOW FINISHED FLOOR
BM	BEAM
BOC	BACK OF CURB
CER	CERAMIC
CPT	CARPET
CLG	CEILING
CLR	CLEAR / CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CTR	COUNTER
CJ	CONSTRUCTION JOINT
C	CENTERLINE
DSD	DIRECT GLUE DOWN
DIM	DIMENSION
DI	DROP INLET
DSPT	DOWNSPOUT
EXIST	EXISTING
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FOC	FIRE DEPT. CONNECTION
FE	FIRE EXTINGUISHER
FOC	FACE OF CURB
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRR	FIRE RESISTANCE RATING
GUT	GUTTER
GYP BD	GYPSUM BOARD
HC	HANDICAPPED
HGT	HEIGHT
HB	HOSE BIBB
HDR	HEADER
JST	JOIST
LOC	LOCATION
MAS	MASONRY
MFR	MANUFACTURER
MH	MANOCLE
MO	MASONRY OPENING
OC	ON CENTER
OCH	ON CENTER HORIZONTALLY
OCV	ON CENTER VERTICALLY
O/C	OUTSIDE TO OUTSIDE (DIM)
MTL	METAL
PLT	PLATE
PLWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REINF	REINFORCEMENT
RTU	ROOF TOP UNIT
RO	ROUGH OPENING
SIM	SIMILAR
SOH	SIMILAR OPPOSITE HAND
SS	SANITARY SEWER
STD	STORM DRAIN
T & G	TONGUE AND GROOVE
T & B	TOP & BOTTOM
TOP	TOP OF FOOTING
TOPO	TOPOGRAPHICAL
TOW	TOP OF WALL
TYP	Typical
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WH	WATER HEATER
WR	WATER RESISTANT
WWF	WOVEN WIRE FABRIC

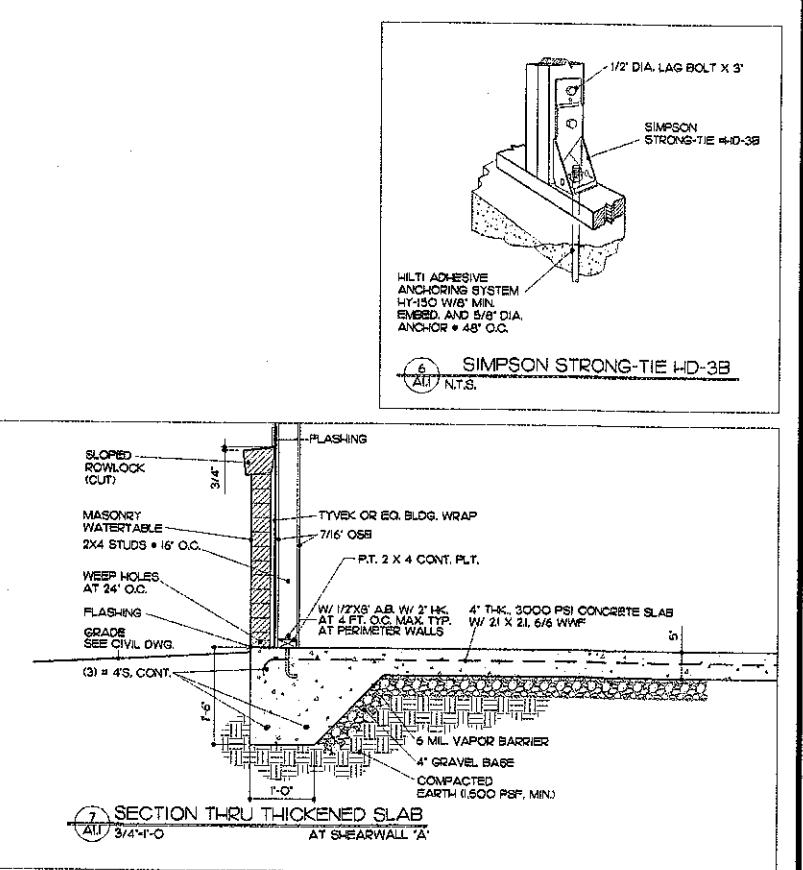
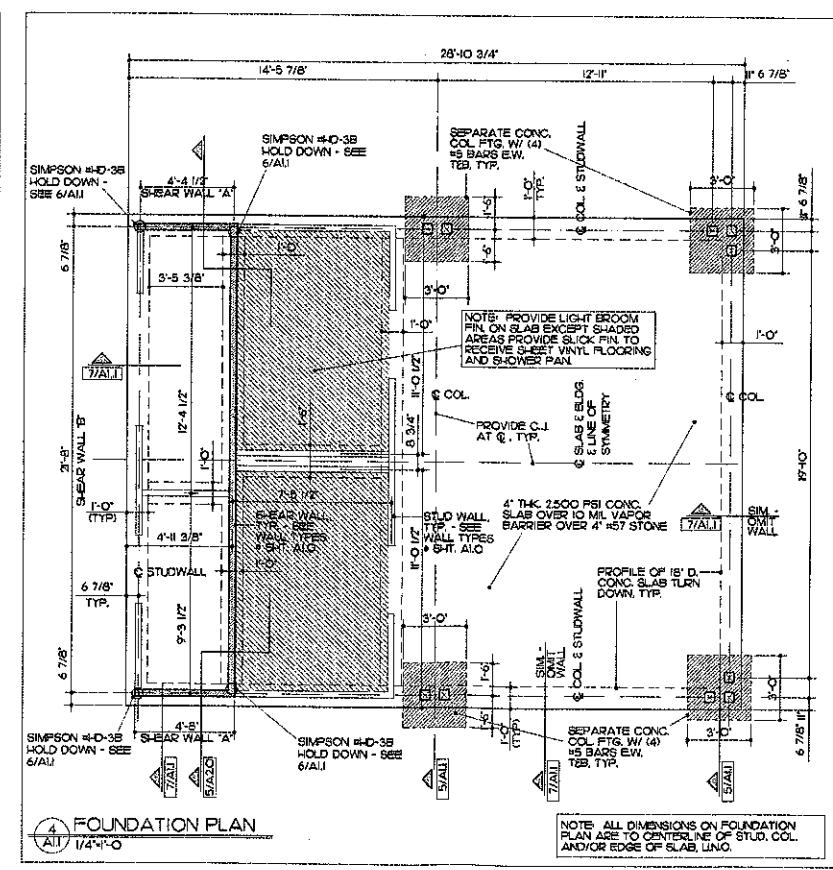
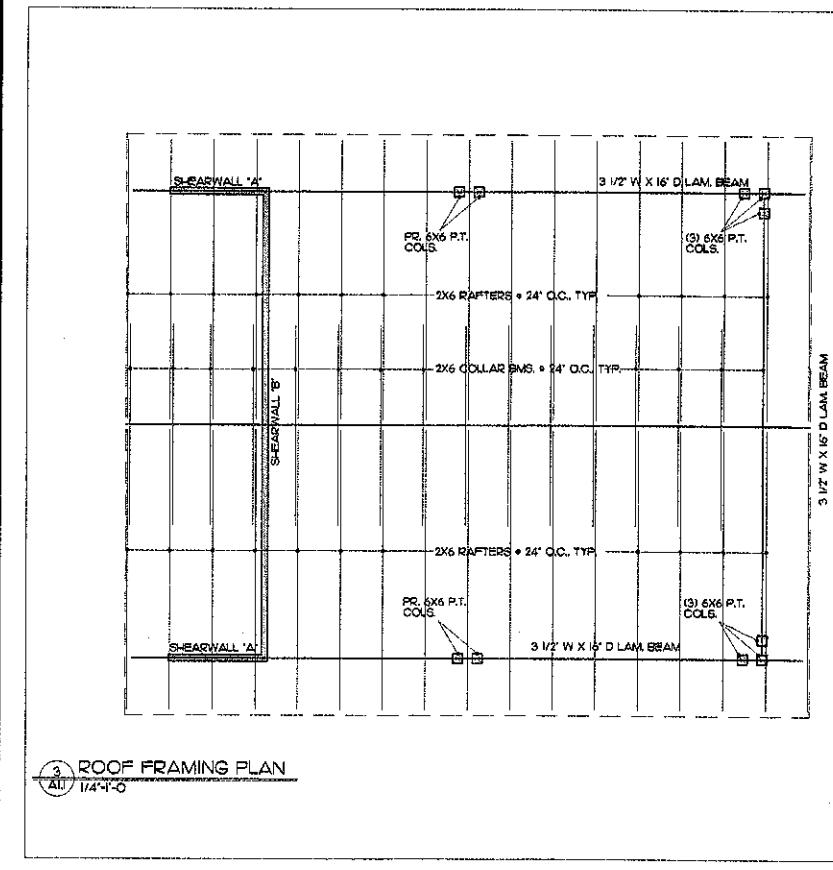
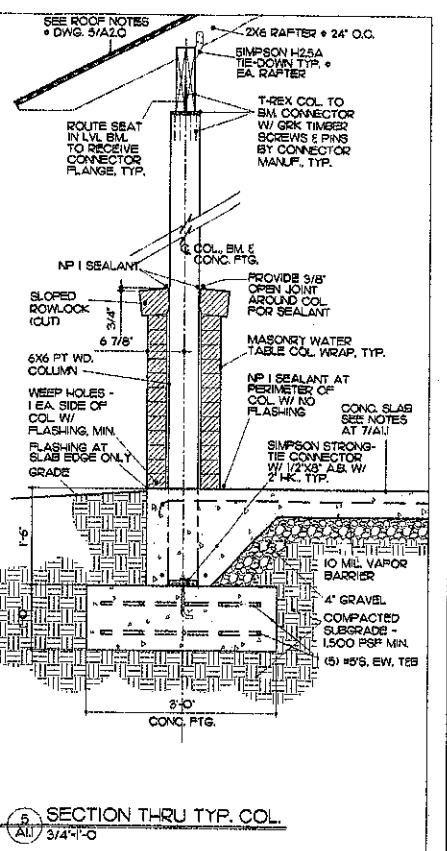
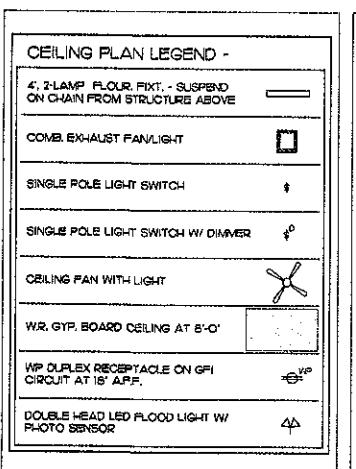
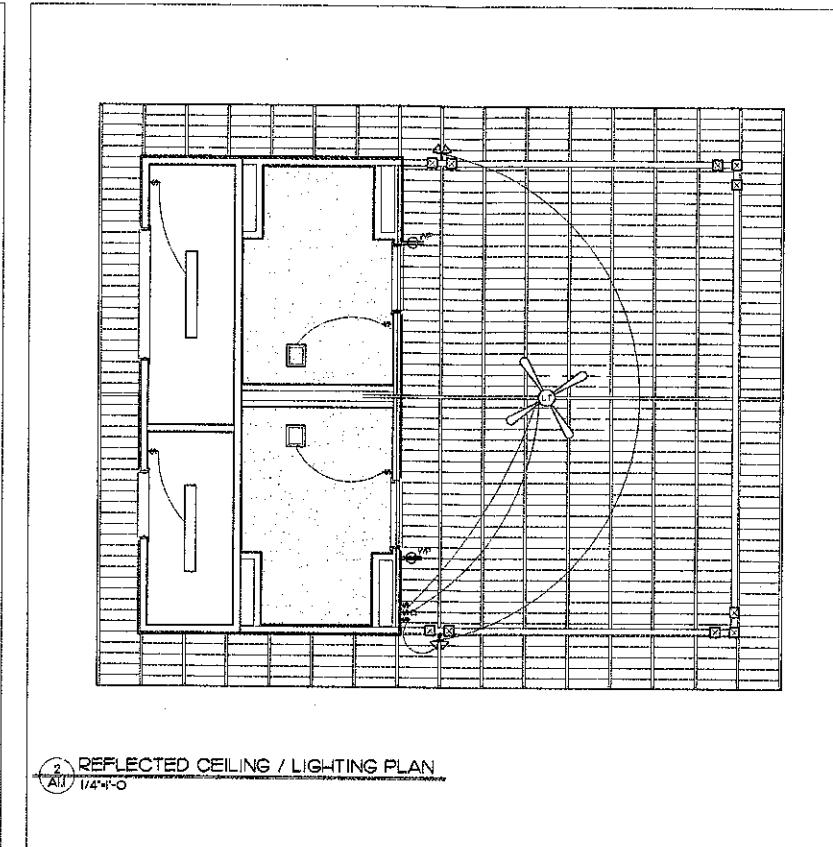
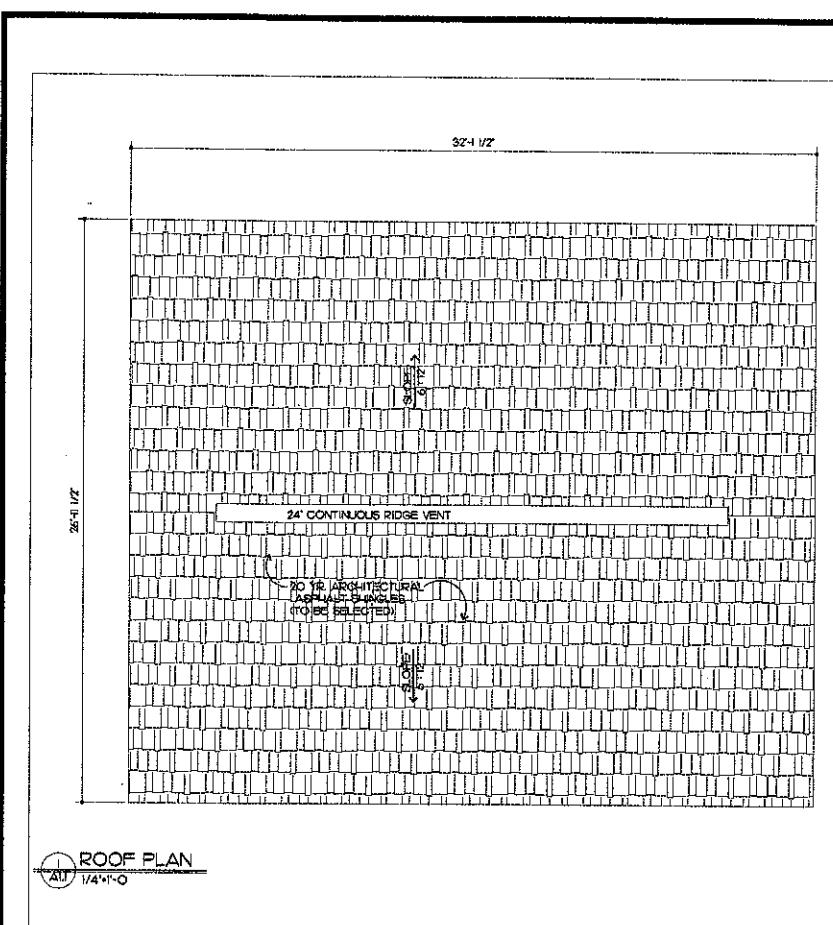
NORTH
VICINITY MAP
N.T.S.

RECEIVED
John Morris

HOLLAND ARCHITECTS
PROFESSIONAL CORPORATION
3828 STEWART ROAD, SUITE E, DORALIVE, GEORGIA 30340
404-313-6550



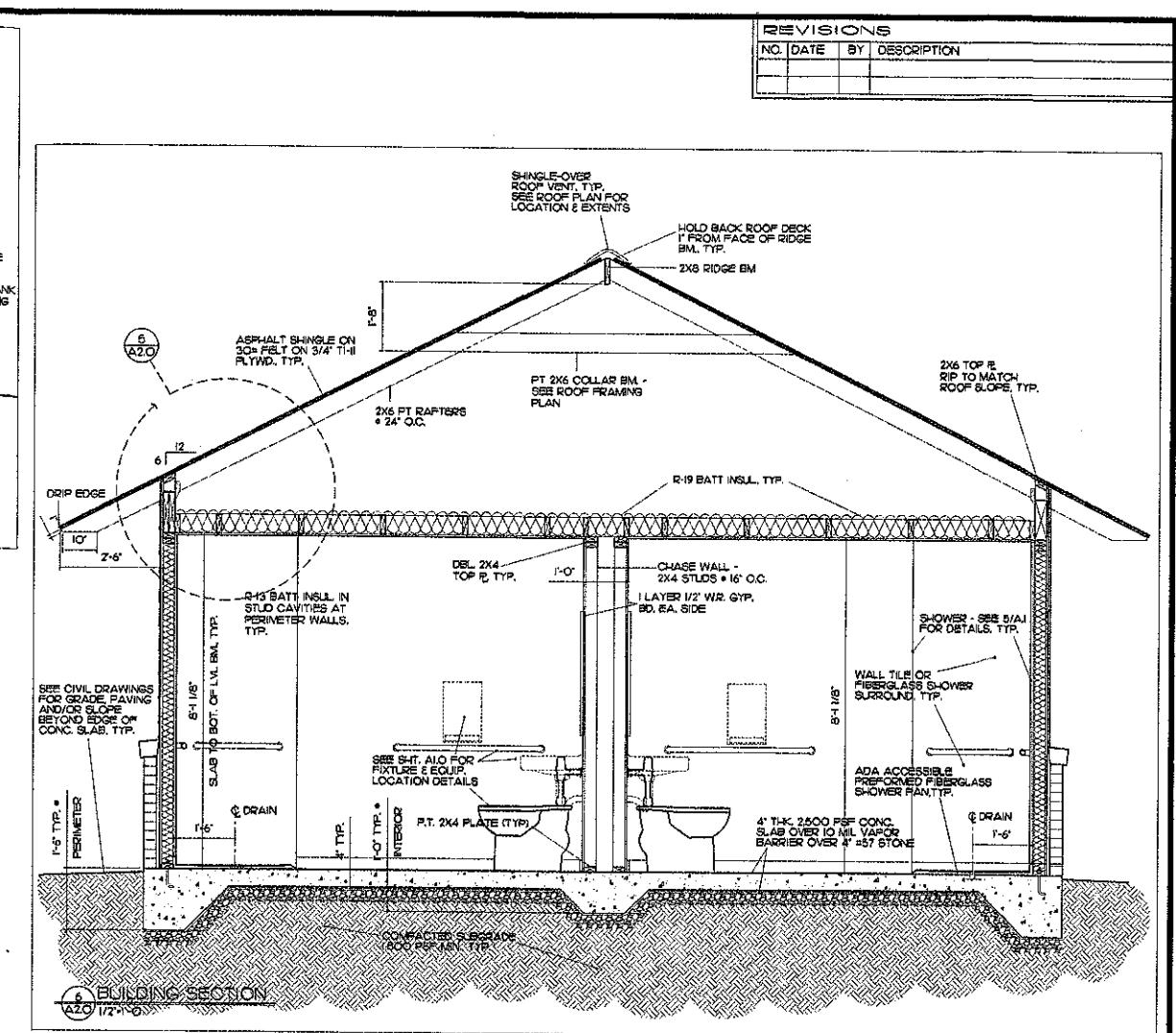
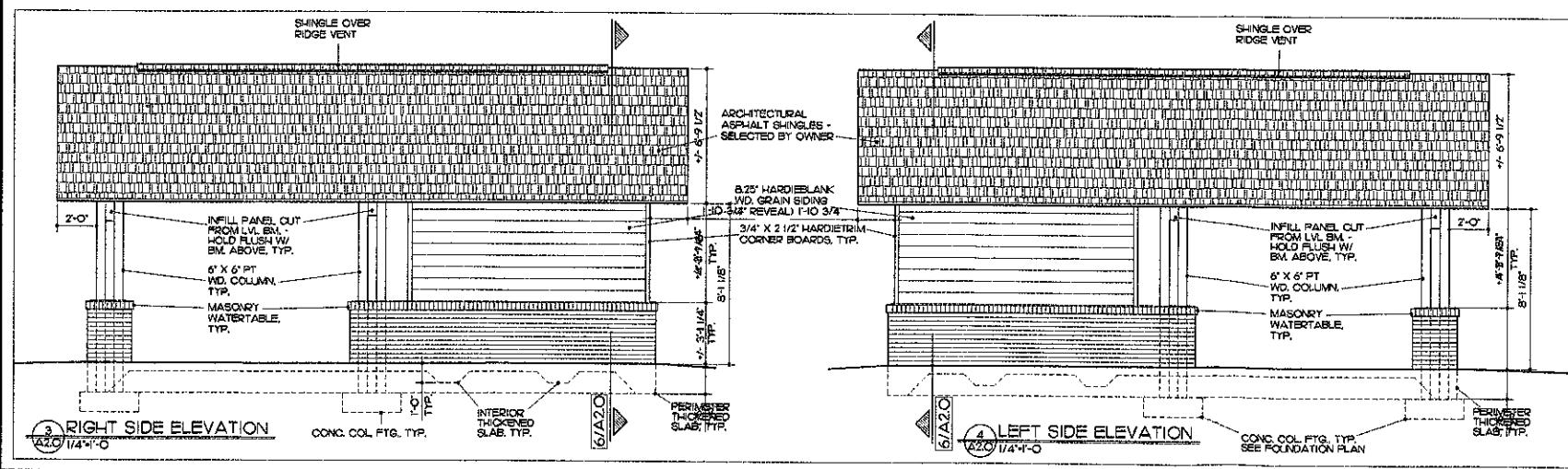
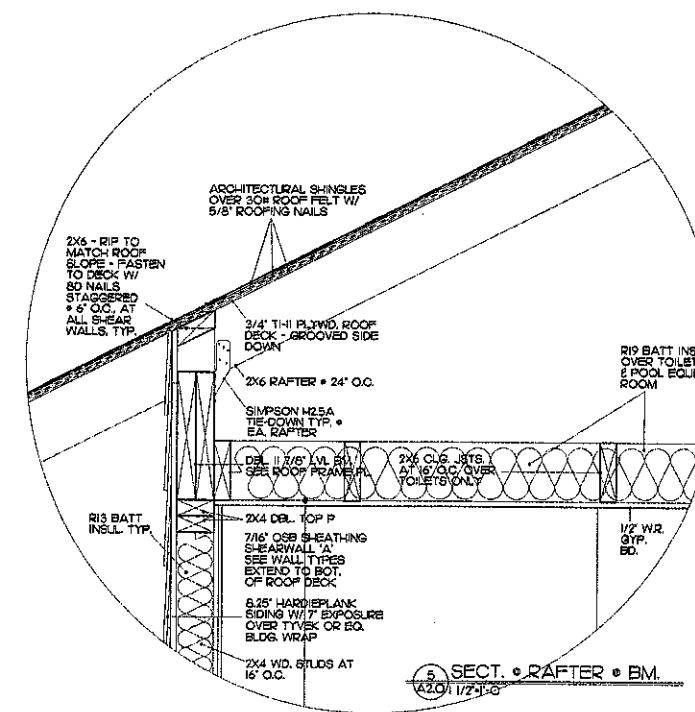
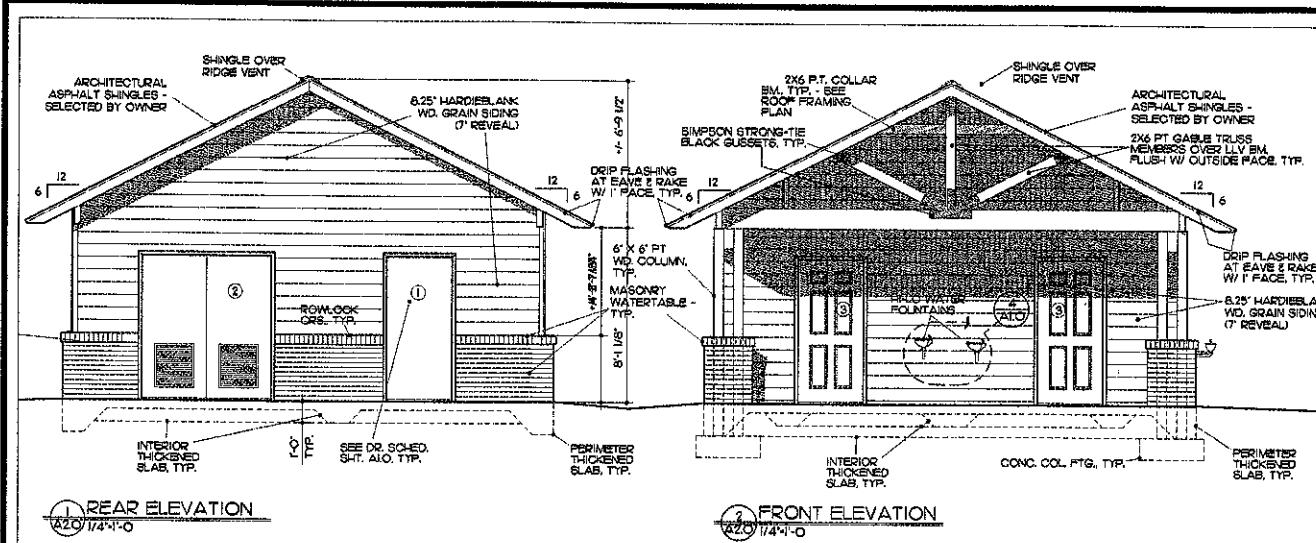
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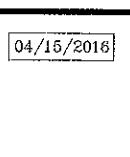
LAKEVIEW AT IVY CREEK
CARINA
2114 GRAVY SPRINGS ROAD BUFORD, GA 30519

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3028 STEWART ROAD SUITE B, DONAVILLE, GEORGIA 30340
404-343-6550

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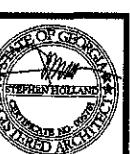


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LAKEVIEW AT IVY CREEK
2114 GRAVEL SPRINGS ROAD, BUFORD, GA 30519

HOLLAND ARCHITECTS
PROFESSIONAL CORPORATION
3426 STUART ROAD, SUITE B, DOVETAIL, GEORGIA 30040



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HVAC GENERAL NOTES

04/15/2016

1. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONFLICTS OF WORK PRIOR TO PURCHASE OF EQUIPMENT OR COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND HAVE A GOOD WORKING KNOWLEDGE AND ACQUAINTANCE OF THE EXISTING JOB SITE AS WELL AS THE CONDITIONS OF THE JOB SITE AND INCLUDE A STATEMENT ON HIS BID THAT HE HAS DONE SO.
3. REQUEST FOR PAYMENT FOR ADDITIONAL COST DUE TO SITE CONDITIONS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY EVERY APPLICABLE JURISDICTION FOR THE PERFORMANCE OF THE WORK.
5. ALL WORK SHALL MEET THE CURRENT LOCAL AND STATE, HEATING & AIR CONDITIONING, AND ENERGY CODES.
6. SHEET METAL DUCTWORK SHALL BE GALVANIZED STEEL SHEETS OF THICKNESS AS RECOMMENDED, CONSTRUCTED AND DETAILED IN THE LATEST SMACNA CONSTRUCTION STANDARDS. FIBERGLASS DUCTWORK MAY NOT BE USED.
7. AS-BUILT DRAWINGS ARE RESPONSIBILITY OF HVAC CONTRACTOR.
8. CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING. WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.
9. PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL EQUIPMENT.
10. DIMENSIONS, CONNECTIONS, AND INSTALLATION DETAILS OF EQUIPMENT SUPPLIED BY SEVERAL ACCEPTABLE MANUFACTURERS MAY VARY. CONTRACTOR SHALL BE FULLY RESPONSIBLE OF COMPLIANCE WITH REQUIREMENTS OF PLANS AND SPECIFICATION FOR ANY SUBSTITUTE EQUIPMENT.
11. CONTRACTOR SHALL COORDINATE WITH OTHER DISCIPLINES AND CHECK CLEARANCES TO PREVENT ANY CONFLICTS.
12. PROVIDE ACCESS TO EQUIPMENT AND APPARATUS REQUIRING OPERATION SERVICE OR MAINTENANCE WITHIN THE LIFE OF THE SYSTEM.
13. DO NOT RUN PIPING OR DUCTWORK OR LOCATE EQUIPMENT (WITH RESPECT TO SWITCHBOARDS, PANEL BOARDS, POWER PANELS, MOTOR CONTROL CENTERS OR DRY TYPE TRANSFORMERS WITHIN 42" IN FRONT OF EQUIPMENT, OVER EQUIPMENT, OR WITHIN 36" HORIZONTALLY OF SAME SPACE).
14. ALL MATERIALS AND EQUIPMENT SHALL FIT THE SPACE AVAILABLE, WITH MANUFACTURER'S RECOMMENDED CLEARANCE FOR ACCESS.
15. EQUIPMENT DESIGN IS SCHEDULED. CONTRACTOR MAY SUBSTITUTE EQUAL OR BETTER.
16. DRAWINGS INDICATE LOCATIONS OF FIXTURES, APPARATUS, DUCTWORK AND PIPING; AND WHILE THESE ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE, IF IT IS NECESSARY TO CHANGE THE LOCATION OF SAME TO ACCOMMODATE BUILDING CONDITIONS, MAKE CHANGES WITHOUT ADDITIONAL COST TO THE OWNER AND AS APPROVED BY THE ARCHITECT.

EXHAUST FANS

TAG	MFR	MODEL	CFM	WEIGHT	HP	VOLTAGE	ACCESSORIES/NOTES
EF-1	BROAN	QTXE080FLT	75	14 LBS	****	115/1	1,2,4
EF-2	BROAN	QTXE080FLT	75	14 LBS	****	115/1	1,2,4
EF-3	BROAN	L100MG	100	24 LBS	****	115/1	1,3,4

ACCESSORIES/NOTES

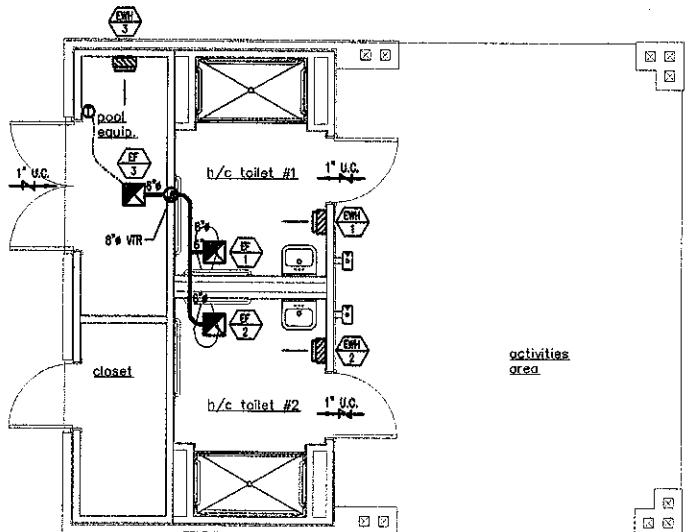
1. CEILING MOUNTED
2. ELECTRICIAN SHALL INTERLOCK TO LIGHT SWITCH
3. ELECTRICIAN SHALL INSTALL MECHANICAL PROVIDED LINE VOLTAGE TSTAT
4. UNDERCUT DOOR ONE INCH

ELECTRIC HEATERS

TAG	MFG	WATTS	VOLTAGE	ACCESSORIES/NOTES
EWH-1	RAYWALL	2000	208/1	1
EWH-2	RAYWALL	2000	208/1	1
EWH-3	RAYWALL	2000	208/1	1

ACCESSORIES/NOTES

1. UNIT MOUNTED CONTROLS



1 HVAC FLOOR PLAN
MI.0174-1-0

LAKEVIEW AT IVY CREEK

CABANA

2114 GRAVEL SPRINGS ROAD

HOLLAND ARCHITECTS

PROFESSIONAL CORPORATION

322N STEWART ROAD, SUITE B, DULYVILLE, GEORGIA 30340

678-313-5550



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LAKEVIEW AT IVY CREEK
CABANA
214 GRAVEL SPRINGS ROAD BUFORD, GA 30050

LIGHT FIXTURE SCHEDULE

- A. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, 2-LAMPS, T-8 WITH ELECTRONIC BALLAST, ACRYLIC LENS, 120 VOLTS. FIXTURE SHALL BE PROVIDED WITH LAMPS. WRAPAROUND STYLE.
- B. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, 2-LAMPS, T-8 ELECTRONIC BALLAST, STRIP STYLE, 120 VOLTS, LAMPS TO INCLUDED. PROVIDE COLD WEATHER BALLAST.
- C. FLOODLIGHTS MOUNTED AT THE CORNERS OF THE BUILDING, (2) 150 WATT MAXIMUM, 120 VOLTS, RATED FOR WET LOCATIONS. FURNISH LAMPS.
- D. CEILING MOUNTED PADDLE FAN WITH LIGHT KIT, 120 VOLTS, RATED FOR DAMP LOCATIONS. (4) 60 WATT LAMPS MAXIMUM. FURNISH LAMPS.
- EMA. EMERGENCY BATTERY LIGHT WITH (2) HEADS, 120 VOLTS

GROUNDING NOTES

- ① RUN A NO. 4 INSULATED COPPER CONDUCTOR TO THE METAL COLD WATER PIPE, CONNECT TO THE FIRST METAL PORTION OF THE WATER LINE WITHIN THE BUILDING. INSTALL BONDING JUMPER AROUND WATER METER BY APPROVED METHODS.
- ② NO. 6 COPPER GROUNDING CABLE TO (3) COPPER CLAD GROUND RODS (3/4" x 10'-0") CONNECTED TOGETHER IN A TRIANGULAR SHAPE.
- ③ NO. 4 COPPER GROUNDING CABLE TO RE-BAR. RUN FOR A MINIMUM OF 20'-0" IN SLAB. CONCRETE ENCASED ELECTRODE.
- ④ NO. 4 COPPER GROUNDING CABLE TO BUILDING STEEL IF AVAILABLE.

NOTES (POWER)

1. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN NO. 12 AWG AND WHERE BRANCH CIRCUIT CONDUCTOR RUNS FROM THE SOURCE OR PANEL TO THE LAST DEVICE IN THE BRANCH CIRCUIT EXCEEDS 100 FEET IN LENGTH, THE CONDUCTORS SHALL BE NO. 10 AWG MINIMUM AND FOR THE ENTIRE LENGTH OF THE CIRCUIT, FOR RUNS OVER 200 FEET IN LENGTH, THE CONDUCTORS SHALL BE SIZED NO. 8 AWG MINIMUM AND FOR THE ENTIRE LENGTH OF THE CIRCUIT. THE ABOVE APPLIES TO 120 VOLT BRANCH CIRCUITS ONLY.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL WEATHERPROOF, "GFI", 120 VOLT, 20 AMP DUPLEX RECEPTACLE IN A WEATHERPROOF BOX WITH TAYMAC COVER WHEN LOCATED OUTDOORS, CATALOG NO. 103106.
3. VERIFY MOUNTING HEIGHT OF ALL OUTLETS WITH THE ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.
4. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL HVAC EQUIPMENT WITH THE MECHANICAL CONTRACTOR.
5. VERIFY ELECTRICAL REQUIREMENTS OF ALL HVAC EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

POOL EQUIPMENT NOTES

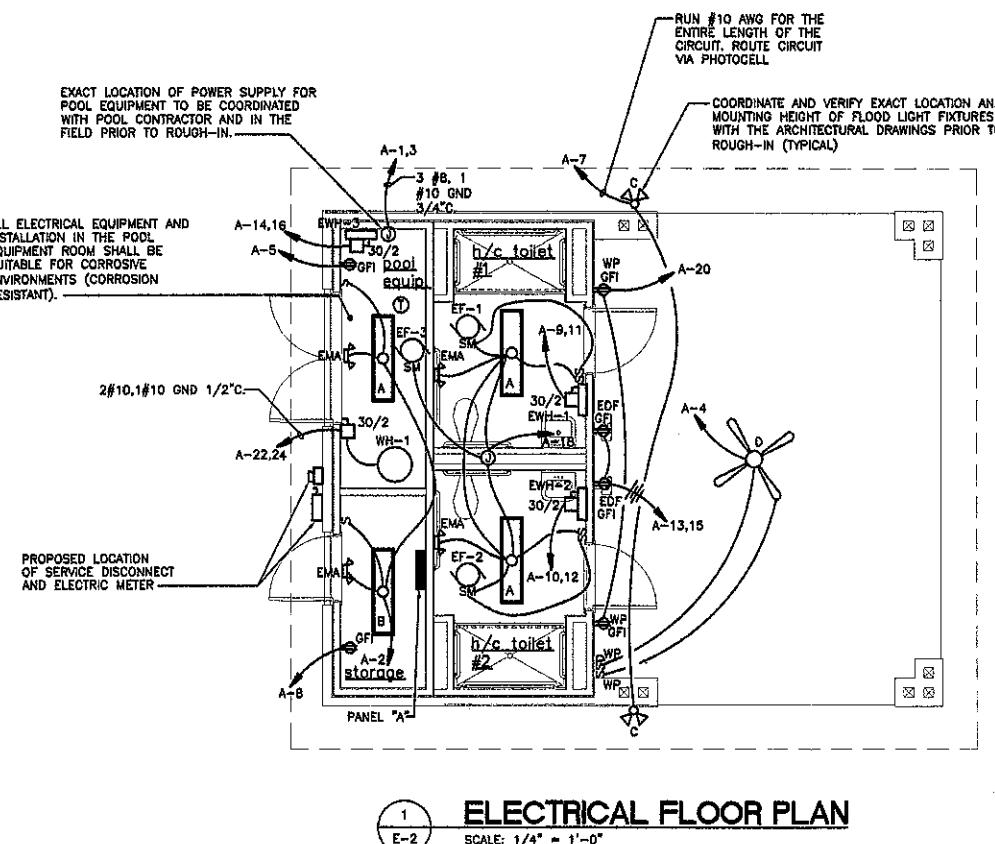
ELECTRICAL CONTRACTOR SHALL RUN 3 #8, 1 #10 GND - 3/4" CONDUIT TO POOL EQUIPMENT ROOM LOCATION. TERMINATE IN A JUNCTION BOX. COORDINATE LOCATION TO COORDINATE WITH THE POOL EQUIPMENT CONTRACTOR IN THE FIELD PRIOR TO ROUGH-IN. VERIFY AND COORDINATE EXACT LOCATION IN THE FIELD. ALL POOL EQUIPMENT, LIGHTS, GROUNDING, ETC. MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 880.

BOLLARD INSTALLATION

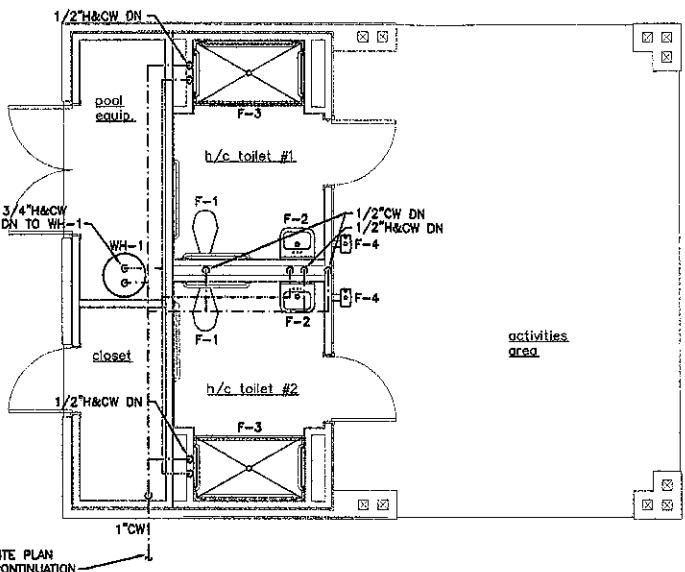
ELECTRICAL CONTRACTOR SHALL RUN MINIMUM 2 #10, 1 #10 GND - 1/2" AT THIS SITE LOCATION. TOTAL OF (3) 20 AMP CIRCUITS. INSTALL (9) BOLLARDS (AROUND POOL AREA) ON ONE 20 AMP CIRCUIT. INSTALL (6) BOLLARDS (AROUND PLAYGROUND AREA) ON ONE 20 AMP CIRCUIT. INSTALL (9) BOLLARDS (AROUND POOL HOUSE) ON ONE 20 AMP CIRCUIT. REFER TO THE ARCHITECTURAL SITE PLAN FOR BOLLARDS LOCATION. INSTALL PER THE MANUFACTURER'S WIRING DIAGRAMS AND RECOMMENDATIONS.

RISER DIAGRAM NOTES

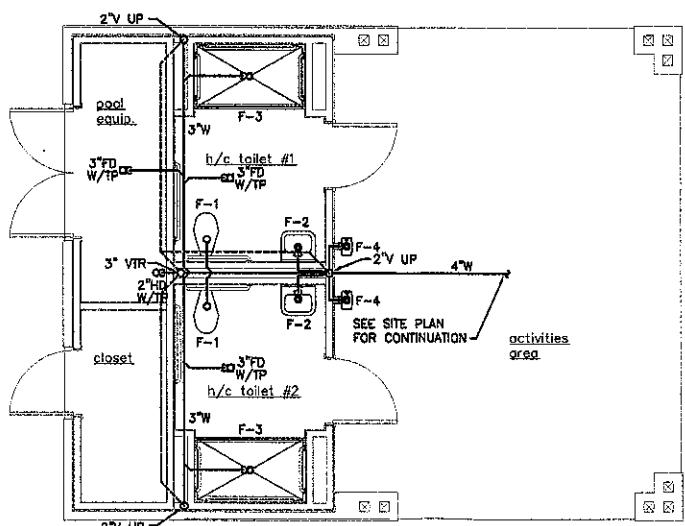
- * POST PROTECTION SHALL BE PROVIDED FOR PANELS & TRANSFORMERS
- * CLEARANCE AS REQUIRED BY N.E.C. ART. 110 SHALL BE MAINTAINED FOR PANELS & TRANSFORMER.
- * ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE OF NEMA-3R CONSTRUCTION.
- * NO COMBUSTIBLE MATERIAL SHALL BE USED IN CEILING



04/15/2016



2 DOMESTIC WATER PLAN
PL.0 1/4"=1'-0"



1 WASTE & VENT PLAN
PL.0 1/4"=1'-0"

LAKEVIEW AT IVY CREEK
CASE AND
2114 GRAVEL SPRINGS ROAD, BUFORD, GA 30551

HOLLAND ARCHITECTS
PROFESSIONAL CORPORATION
13228 STEWART ROAD, SUITE B, DULYVILLE, GEORGIA 30244
678-312-6550



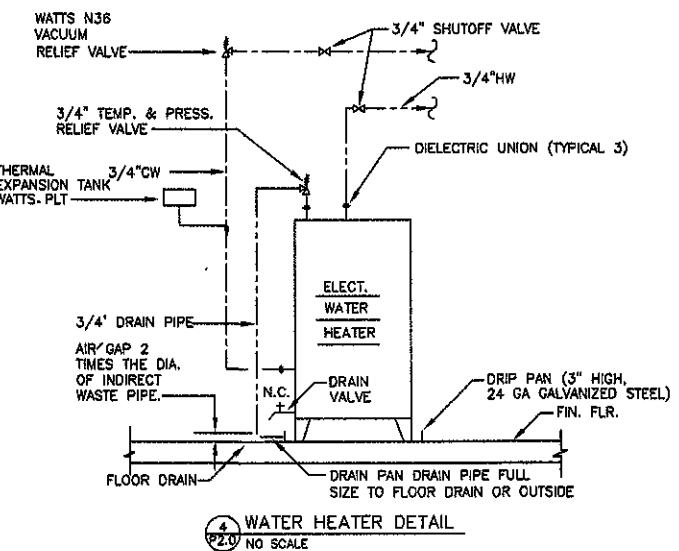
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PLUMBING FIXTURE SCHEDULE

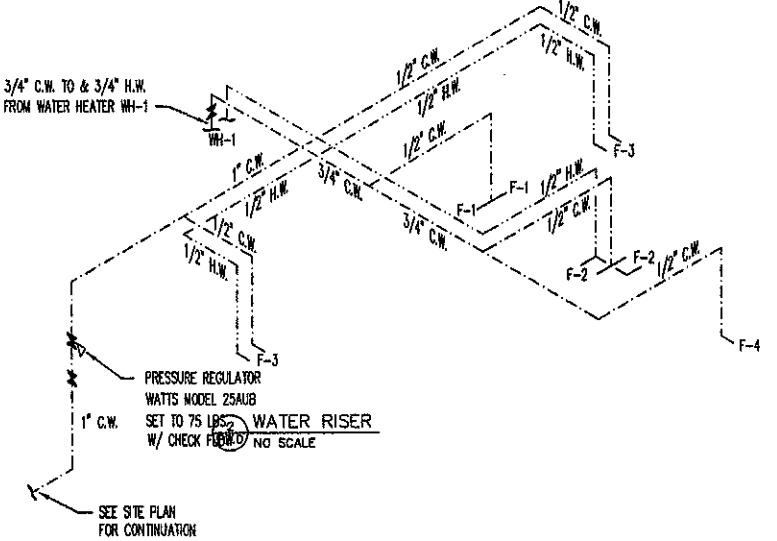
MARK	DESCRIPTION	MIN. CONNECTION SIZE				MONT. HGT. FLR. TO RIM	REMARKS	DESCRIPTION
		WASTE	VENT	CW	HW			
F-1	WATER CLOSET-HANDICAP	3"	2"	1/2"	—	17"	FLOOR MOUNTED	KOHLER K-3111, 1.6 GPF HIGHLINE COMFORT HEIGHT
F-2	LAVATORY	1-1/2"	2"	1/2"	1/2"	—	WALL MOUNTED	KOHLER K-2005, DELTA 4501-WF FAUCET
F-3	SHOWER	2"	2"	1/2"	1/2"	—	FLOOR MOUNTED	VINTAGE TUB & BATH CF-05500PS-FS OUTDOOR UNIT
F-4	WATER COOLER	1-1/2"	2"	1/2"	—	—	WALL MOUNTED	ELKAY JEF151, MOUNTED IN ACCORDANCE WITH THE ADA AND GEORGIA ACCESSIBILITY CODE GUIDELINES
FD	FLOOR DRAIN	3"	2"	—	—	—	FLOOR MOUNTED	J.R. SMITH #2005
WH-1	ELECTRIC WATER HEATER	—	—	3/4"	3/4"	—	FLOOR MOUNTED	RHEEM #240-2, 40 GAL, 4.5 KW

NOTES: 1) ALL FIXTURES SHALL BE INSTALLED ACCORDING TO HANDICAPPED CODE REQUIREMENTS.
2) FLUSH CONTROLS SHALL BE INSTALLED PER RULE 120-3-20-27(8) AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

3) WATER CLOSET 1.6 GPF, PRIVATE LAVATORY 2.0 GPM, SHOWER HEADS 2.5 GPM. SEE GA. PLUMBING CODE APPENDIX J. (CHECK SEAT FOR OPEN FRONT FOR COMMERCIAL PURPOSE AND ELONGATED WATER CLOSET)



LEGEND	
S&W	SOIL AND WASTE PIPING
V	VENT PIPING
C.W.	COLD WATER PIPING
H.W.	HOT WATER PIPING
G.	GAS PIPING
G.V.	GATE VALVE
G.C.	GAS COCK
W	WASTE
V	VENT
V.T.R.	VENT THRU ROOF
F.D.	FLOOR DRAIN
H.D.	HUB DRAIN
F.S.	FLOOR SINK
T&P	TEMPERATURE AND PRESSURE
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GROUND
U.F.	UNDER FLOOR SLAB
W.H.A.	WATER HAMMER ARRESTOR
N.F.H.B.	NON FREEZE HOSE BIB
A.A.V.	AIR ADMITTANCE VALVE
F-7	INDICATES EQUIPMENT NUMBER FOR PLUMBING



PLUMBING RISERS, NOTES, DETAILS & SCHEDULE
(P2.0 NO SCALE)

PLUMBING GENERAL NOTES

- FURNISH ALL PLAN, LABOR, EQUIPMENT, (EXCEPT AS OTHERWISE INDICATED AND AGREED UPON), AND MATERIALS AS INDICATED, AND PERFORM ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF A COMPLETE PLUMBING SYSTEM.
- THE WORK UNDER THIS SECTION SHALL COMPLY AS MINIMUM REQUIREMENTS WITH APPLICABLE LAWS, ORDINANCES, CODES, AND REGULATIONS OF THE COUNTY, STATE, AND CITY WHERE INSTALLED, WHERE THE REQUIREMENTS OF THESE SPECIFICATIONS ARE MORE THAN RESTRICTIVE THAN APPLICABLE CODES AND REGULATIONS DESCRIBED ABOVE, THE REQUIREMENTS OF PLANS AND SPECIFICATIONS SHALL BE MET.
- PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR THE INSTALLATION OF THIS WORK AND PAY ALL CHARGES INCIDENT THERETO. HE SHALL DELIVER TO THE ARCHITECT CERTIFICATES OF SAID INSPECTIONS ISSUED BY PROPER AUTHORITIES. HE SHALL PAY ALL COSTS FOR PERMITS AND INSPECTIONS AS REQUIRED BY GOVERNING AUTHORITY.
- FURNISH TWO BROCHURES CONTAINING CATALOG CUTS AND DATA ON PLUMBING FIXTURES, WATER HEATER AND SPECIFY ITEMS, AS WELL AS WARRANTIES AND GUARANTEES PERTAINING THERETO.
- PROTECT ALL PLUMBING EQUIPMENT AND MATERIALS AGAINST DAMAGE. COMPLETED SYSTEM SHALL BE FREE FROM BLOCKAGE, DEBRIS, AND OBSTRUCTIONS.
- PROVIDE THE OWNER WITH A WRITTEN AND CERTIFIED GUARANTEE FOR THE COMPLETED WORK COVERING A PERIOD OF ONE YEAR, STARTING FROM THE DAY OF FINAL ACCEPTANCE BY THE OWNER OF THE COMPLETED AND APPROVED SYSTEMS.
- ELECTRICAL EQUIPMENT SHALL BE FURNISHED AND WIRED FOR THE ELECTRICAL CHARACTERISTICS CALLED FOR IN ELECTRICAL PLANS AND SPECIFICATIONS.
- PROVIDE CHROME PLATED FLOOR, WALL, AND CEILING PLATES AT EACH EXPOSED POINT WHERE PIPES PASS THROUGH FLOOR, WALL AND/OR CEILING.
- ALL WATER PIPING AND ALL RELATED VALVES, FITTINGS, AND JOINTS NOT CONTAINED IN WALLS SHALL BE INSULATED WITH 1/2" PREFORMED FOAM INSULATION EQUAL TO IMCOLOK.
- PROPERLY SIZED AIR ADMITTANCE VALVES MAY BE UTILIZED ON THIS PROJECT, PROVIDING A MINIMUM OF ONE EACH 4' VENT STACK OR STACK VENT EXTENDS THRU ROOF. INSTALLATION SHALL COMPLY WITH SECTION 817 OF THE 2006 INTERNATIONAL PLUMBING CODE.
- WATER PIPING BELOW FLOOR SLAB ON EARTH AND OUTSIDE SHALL BE TYPE "L" HARD COPPER WITH WROUGHT COPPER FITTINGS MADE USING LEAD FREE SOLDER JOINTS.
- INSIDE WATER PIPING SHALL BE TYPE "M" COPPER WITH WROUGHT COPPER FITTINGS MADE USING LEAD FREE SOLDER JOINTS. PLASTIC WATER PIPE WILL NOT BE APPROVED.
- SOIL, WASTE, AND VENT PIPING BELOW FLOOR SLAB ON EARTH SHALL BE STANDARD WEIGHT CAST IRON WITH GASKET TYPE HUB AND SPUD JOINTS. SOIL, WASTE, AND VENT PIPING ABOVE FLOOR SLAB ON EARTH SHALL BE STANDARD WITH NO-HUB JOINTS. NO-HUB CONNECTORS SHALL HAVE CAST IRON INSTITUTE MARK.
- ALTERNATE CONTRACTOR MAY USE SCHEDULE 40 DWV PVC PLASTIC PIPE WITH SOLVENT WELDED JOINTS FOR ALL SOIL, WASTE AND VENT PIPING. PLASTIC PIPE MAY ONLY BE USED IF APPROVED BY PLUMBING AND FIRE CODES. PLASTIC PIPE OR ANY COMBUSTIBLE MATERIAL SHALL NOT BE USED IN THE RETURN AIR CEILING PLENUM.
- PROVIDE PLUMBING FIXTURES AS INDICATED, COMPLETE WITH EVERYTHING REQUIRED FOR CORRECT OPERATION. THERE SHALL BE NO EXPOSED PLASTIC PIPE OR TRAPS ON ANY PLUMBING FIXTURE. ROUND, FRONT WATER CLOSETS WILL NOT BE APPROVED.
- ACCEPTABLE MANUFACTURERS ARE AMERICAN STANDARD, UNIVERSAL-RUNDLE, KOHLER, ELjer, DELTA, SPEAKMAN, CHICAGO BRASS, ELKAY, CHURCH, BEHEKE, BEMIS, HASLEY TAYLOR, OASIS SLOAN AND DELAY.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY EVERY APPLICABLE JURISDICTIONS IN THE PERFORMANCE OF THE WORK.
- ALL WORK SHALL MEET THE LOCAL AND STATE PLUMBING CODE, AND ENERGY CODE.
- CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH ITEM OF EQUIPMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING.
- PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL EQUIPMENT.
- CONTRACTOR SHALL GET PRIOR WRITTEN APPROVAL FROM THE LANDLORD OR BUILDING ROOFING CONTRACTOR BEFORE MAKING ANY ROOF OPENINGS.
- ALL SANITARY PIPE SHALL BE TERMINATED 10'-0" AWAY FROM ANY FRESH INTAKE.
- WATER HEATER SHALL HAVE ASME P & T RELIEF VALVE WITH DISCHARGE PIPE TO DRAIN OR 10" ABOVE FINISHED GRADE.
- WATER PIPING RUN IN THE ATTIC SPACE SHALL BE RUN ON HEATED SIDE OF ATTIC OR CEILING INSULATION. WATER PIPING RUN IN OUTSIDE BUILDING WALL SHALL BE RUN ON HEATED SIDE OF WALL INSULATION.
- LOCATIONS OF ROOF PENETRATIONS SHALL BE COORDINATED WITH OWNER.
- CLEANOUTS SHALL BE PROVIDED AT THE LOCATIONS INDICATED AND, AS A MINIMUM, WHERE REQUIRED BY CODE, FLOOR CLEANOUTS SHALL BE A MINIMUM OF 4" AND SHALL BE COMPLETE WITH A FLUSH PLUG AND REMOVABLE SCORIATED BRONZE FLOOR PLATE.
- GATE VALVES 3" OR LESS IN SIZE SHALL BE CONSTRUCTED WITH A BRONZE BODY, NON-RISING STEM. STEM TO BE BRONZE ASTM B-62 OR SILICONE BRONZE ASTM B-37. WITH MALLEABLE IRON HANDWHEELS. VALVE SHALL MEET MSS-SP80. VALVE SHALL BE MANUFACTURED BY MILWAUKEE, HAMMOND, NIBCO, OR STOCKHAM.
- LAVATORIES REQUIRE 0.5 GPM AERATORS OR 0.25 GPM PER METERING CYCLE (IPC Table 604.4)
- LAVATORIES AND ANY PUBLIC HAND WASHING SINKS ARE REQUIRED TO BE LIMITED TO 110° F THROUGH A TEMPERING DEVICE (IPC 416.5)
- FLUSH HANDLES FOR WATER CLOSETS MUST BE ON WIDE SIDE OF WATER CLOSET (GA Accessibility Code 120-3-20-27 #5)
- CONDENSATE (OR ANY UN-METERED WATER) MAY NOT DISCHARGE INTO SANITARY SYSTEM (FORSYTH COUNTY WATER & SEWER)

04/15/2016

LAKEVIEW AT IVY CREEK
GA 30144
2114 GRAVEL SPRINGS ROAD
BUFORD, GA 30024

HOLLAND ARCHITECTS
PROFESSIONAL CORPORATION
1322 N STRAWBERRY ROAD SUITE B DULUTH, GEORGIA 30040
404-313-6550



SHEET
P2.0
OF 2

LAKEVIEW AT IVY CREEK
2115 GRAVEL SPRINGS ROAD, BUFORD, GA 30519HOLLAND ARCHITECTS
PROFESSIONAL CORPORATION
1622 BREVARD ROAD, SUITE B, DOVINGTON, GA 30340
404-313-0100SHEET E1.0
OF 2

ELECTRICAL SPECIFICATIONS

BASIC MATERIALS & METHODS

GENERAL - PROVIDE A COMPLETE ELECTRICAL SYSTEM, LEFT IN PROPER WORKING ORDER. PROVIDE [HEREIN MEANS] INSTALLED COMPLETELY, INCLUDING LABOR, MATERIALS, SECURE AND PAY FOR ALL FEES, LICENSES, PERMITS, AND INSPECTIONS. COORDINATE WITH POWER AND COMMUNICATION UTILITIES, MEET AND COMPLY WITH ALL FEDERAL, STATE, COUNTY AND CITY CODES.

PROVISIONS TO BE INCLUDED - LABOR, SUPPLIES AND MATERIALS, TOOLS, EQUIPMENT, ETC.; COMPLETE SUBMITTALS AND SHOP DRAWINGS ON ALL ITEMS; INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND CONNECTIONS; COORDINATION WITH OTHER TRADES; MATERIALS, SHIPPING, DELIVERY, RECEIVING, STORAGE, AND PROTECTION; EXCAVATION, BACKFILLING, CUTTING, PATCHING AND CLEANING; GUARANTEE FOR ONE YEAR PLUS ANY EXTENDED MANUFACTURER'S WARRANTIES; AS-BUILT REPRODUCIBLE MYLAR RECORD DOCUMENTS.

MATERIALS - ALL MATERIALS SHALL BE NEW, AND CURRENTLY MANUFACTURED. ALL MATERIALS SHALL BE U. L. LABELED AND MEET ALL INDUSTRY STANDARDS. LABEL ALL EQUIPMENT. PROVIDE 3000 PSI CLASS CONCRETE FOR BASES AND BACKFILL. PROVIDE 3/4" THICK A/D FIRE RETARDANT GRADE BACKBOARDS. PROVIDE ALL SUPPORT HARDWARE AND SYSTEMS FOR ELECTRICAL WORK. FIRE/SMOKE SEAL EACH PENETRATION OF ANY ROOTED BARRIER (FLOOR, WALL, ETC.).

CONDUITS, BOXES, & FITTINGS

GENERAL - ALL WIRING FOR POWER AND SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES. ALL MATERIALS SHALL BE U. L. LABELED, MATCHED FOR PROPER APPLICATIONS AND INSTALLED IN ACCORDANCE WITH U. L. AND MANUFACTURER'S REQUIREMENTS. ALL UNDERGROUND, SLAB, EXTERIOR AND EXPOSED SURFACE MOUNTED WIRING SHALL BE IN CONDUITS, UNLESS OTHERWISE DIRECTED. ALL WIRING SHALL BE CONCEALED WHERE POSSIBLE (I.E., ABOVE CEILINGS, IN WALLS, IN SLABS, OR UNDERGROUND). EXPOSED CONDUITS SHALL BE ROUTED AS HIGH AS POSSIBLE AND TURNED PERPENDICULAR TO STRUCTURAL ELEMENTS. PROVIDE BOXES FOR ALL CONNECTIONS, DEVICES, SYSTEM, ETC. COORDINATE BOX SIZES WITH ARCHITECTURAL/INTERIOR DRAWINGS PRIOR TO ROUGH-IN OF BOX.

CONDUITS - IMC CONDUIT AND FITTINGS SHALL BE UTILIZED FOR EXTERIOR EXPOSED LOCATIONS AND INTERIOR EXPOSED LOCATIONS SUBJECT TO DAMAGE. EMT CONDUIT AND FITTINGS SHALL BE UTILIZED FOR IN-SLABS NOT ON GRADE, CONCEALED DRY INTERIOR LOCATIONS, INTERIOR EXPOSED LOCATIONS ABOVE 10'0" A. F. F. WITH SET SCREW FITTINGS INDOOR DRY LOCATIONS AND COMPRESSION RAINIGHT FITTINGS IN SLABS AND DAMP LOCATIONS. PVC CONDUIT AND FITTINGS SHALL BE UTILIZED IN SLABS ON GRADE, CONDUITS IN EARTH (MINIMUM 24" COVER), PVC FITTINGS, BOXES, ETC. SHALL BE OF SAME MANUFACTURER WITH SOLVENT BOND.

FLEX CONDUITS - FLEXIBLE METALLIC CONDUIT AND FITTINGS SHALL BE UTILIZED WHERE MOTION OR VIBRATIONS ARE ENCOUNTERED. LIQUID-TIGHT TYPE FLEX SHALL BE USED IN DAMP OR WET LOCATIONS, (I.E., OUTDOORS, KITCHENS, AREAS SUBJECT TO WASH DOWN, SHOPS AND INDUSTRIAL AREAS, ETC.). PROVIDE GROUND WIRE IN ALL FLEX.

MISCELLANEOUS FITTINGS - CONDUIT EXPANSION/DEFLECTION FITTINGS SHALL BE UTILIZED WHERE CROSS-EXPANSION JOINTS, FLOATING SLABS OR ISOLATED SLABS, CONDUIT THROUGH WALL SEALS SHALL BE UTILIZED WHERE CROSSING BETWEEN INTERIOR/EXTERIOR OR DAMP LOCATIONS. CONDUIT FIRE SEALS SHALL BE UTILIZED WHERE PASSING THROUGH FIRE RATED CONSTRUCTION. U. L. FIRE AND SMOKE SEAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.

BOXES - UTILIZE INTERIOR STAMPED STEEL FOR INDOORS DRY FLUSH MOUNTED DEVICES. MASONRY/TILE FOR INDOORS DRY FLUSH MOUNTED DEVICES. CONCRETE BOXES FOR FLUSH MOUNTING IN Poured CONCRETE. CAST METAL BOXES FOR SURFACE MOUNTED DEVICES, OR DAMP/WET LOCATIONS. CAST FLOR BOXES FOR FLUSH-IN-FLOOR DEVICES (STEEL CITY 664 SERIES OR EQUAL). JUNCTION AND PULL BOXES AS REQUIRED OR NEEDED. GALVANIZED STEEL WIRE-WAYS WITH HINGED FRONT COVERS ONLY PERMITTED WHERE NOTED.

LOW VOLTAGE CONDUCTORS

CONDUCTORS - PROVIDE CONDUCTORS FOR ALL CIRCUITING, WIRING, AND SYSTEMS. EACH CONDUCTOR SHALL BE PROPERLY PHASED AND COLOR CODED. EACH CIRCUIT LABELED ON THE CONDUCTOR AND AT EACH BOX.

CONDUCTOR TYPES AND USES - #10 AND SMALLER - SOLID COPPER THHN/THWN COLOR CODED; #6 AND #8 - STRANDED COPPER THHN/THWN BLACK JACKETS; #4 AND LARGER - STRANDED COPPER THHN/THWN. ALUMINUM (AL) NOT PERMITTED UNLESS NOTED: TWIST ON TYPE FOR #6 AND SMALLER COPPER CONDUCTORS. SET SCREW/BOLTER TYPE FOR #4 AND LARGER COPPER CONDUCTORS. HYDRAULIC COMPRESSION TYPE FOR ALL ALUMINUM CONDUCTORS. COMPLETELY INSULATE EACH CONNECTIONS, SPLICE, TERMINATIONS.

WIRING DEVICES

WIRING DEVICES GENERAL - PROVIDE WIRING DEVICES COMPLETE WITH ALL HARDWARE AND COVER PLATES. COORDINATE DEVICE AND COVER FINISH AND COLOR WITH OWNER PRIOR TO ORDERING. EACH DEVICE LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE A WATERPROOF COVER. EACH DEVICE SHALL BE GROUNDED TO BOX BY GREEN GROUND WIRE PILOT. PROVIDE DEDICATED DEVICES FOR ALL EQUIPMENT (ITEMS, APPLIANCES, ETC.).

RECEPTACLES - PROVIDE 15A OR 20A DUPLEX SINGLE GROUND-FAULT-INTERRUPTER (GFCI) AND OTHER TYPE GROUNDED RECEPTACLES AS INDICATED WITH MATCHING COVERPLATE.

SWITCHES - PROVIDE 277V/20A RATED, QUIET TYPE, GROUNDED SWITCHES OF THE TYPE AS INDICATED WITH MATCHING COVERPLATE.

DIMMERS (WALL STRAP TYPE) - 120V/60HZ/1000W (MINIMUM) SOLID-STATE SLIDE OPERATED WITH RF 1. FILTERING. LUTRON NOVA SERIES OR EQUAL BY PRESCOLITE OR LIGHTOLIER.

LIGHTING CONTRACTORS - MULTI-POLE CONTRACTOR(S) IN NEMA 1 ENCLOSURE(S). 20A/200V RATED CONTACTS. OPERATING COIL TO MATCH CONTROL CHARACTERISTICS. FRONT MOUNTED HAND-OFF-AUTOMATIC SELECTOR SWITCH.

GROUNDING

GROUNDING - PROVIDE GROUNDING OF ENTIRE ELECTRICAL SYSTEM PER NFPA-70-25. GROUND ALL RECEPTACLES, SWITCHES, FIXTURES AND DEVICES. PROVIDE A GROUND WIRE CONDUCTOR ALL WIRING. GROUND RODS SHALL BE STEEL, CORE COPPER-CLAD, 3/4" X 10' LONG, TOP 24 INCHES BELOW GRADE. CADWELD ALL UNDERGROUND AND STRUCTURAL GROUND CONNECTIONS.

PANELBOARDS

GENERAL - PROVIDE DEAD FRONT DESIGN WITH HINGED AND LOCKING FRONT COVER DOOR, NEMA 1 CABINET UNLESS OTHERWISE NOTED AND WITH DEVICES AS SCHEDULED. LABELED UL 67 AND 50; NEMA 250 AND PB1; NFPA 70-384 AND 373. VOLTAGE, PHASE, AMPACITY AND DEVICES AS SCHEDULED. SERVICE ENTRANCE RATED AS APPLICABLE. SERIES RATED AND LABELED, UNLESS INDICATED OTHERWISE. FLUSH OR SURFACE MOUNTED NEMA 1 ENCLOSURE. ALL LUGS AND TERMINALS 60/75 DEGREES CELSIUS RATED.

PANELBOARD INTERIOR - FACTORY ASSEMBLED, DOUBLE ROW CONSTRUCTION. STAGGERED NUMBERING, SEQUENCE PHASED, TIN-PLATED COPPER OR ALUMINUM BUSING. FULL AMPACITY PHASE AND NEUTRAL BUS, 50A GROUND BUS.

OVER-CURRENT PROTECTIVE DEVICES - PROVIDE AS SCHEDULED. REFER TO OVER-CURRENT PROTECTIVE DEVICES. PROVIDE MAIN BREAKER WHERE SERVED FROM TRANSFORMERS OR REMOTELY LOCATED.

LOW VOLTAGE OVER-CURRENT PROTECTIVE DEVICES

GENERAL - PROVIDE OVER-CURRENT-PROTECTIVE (O.C.P.) DEVICES AS REQUIRED BY CODE AND/OR OTHERWISE PRESCRIBED. ALL LUGS AND TERMINALS 60/75 DEGREES CELSIUS RATED.

MOLDED CASE (MC) CIRCUIT BREAKERS - THERMAL MAGNETIC, BOLT-IN, QUICK-MAKE/QUICK-BREAK TYPE. TRIP FREE OPERATION WITH ON, OFF, AND TRIPPED POSITION. MONOLITHIC TIE-HANDLE COMMON TRIP AND COMMON RESET MULTI-POLE BREAKERS. TRIP RATING MOLDED ON HANDLE OR FACE. LUGS TO MOTOR CABLE TYPE TERMINATIONS. SINGLE POLE 15 AND 20 AMPERE BREAKERS TO BE "SWITCHING" RATED.

DISCONNECTS 600 AMPERES AND LESS - LABELED PER UL #98. NEMA KS-1 HEAVY DUTY TYPE, LOAD MAKE/BREAK RATED. NEMA 1 ENCLOSURE. NEUTRAL JR FOR DAMP/WET LOCATIONS. 100% POLE AMPERAGE FUSEABLE AS REQUIRED. EQUIPPED WITH BOTH ISOLATED NEUTRAL AND GROUND LUGS. ACCEPT CLASS H, J, OR R FUSE WITH REJECTION FEATURES. INTERRUPTING RATING OF 200,000 (RWS) (WITH FUSING). MANUAL CLOSE - MANUAL/ELECTRIC TRIP OPEN. LOAD SIDE PHASE UNDER VOLTAGE DETECTION/TRIP. ZERO SEQUENCE GFCI ON SWITCHES 1000A, 277 AND GREATER.

FUSES - FUSES SHALL BE OF SAME MAKE, MANUFACTURER, TYPE, AND RATING WHERE PROVIDING TWO OR THREE WIRE O.C.P. AT A DEVICE. PROVIDE BUSSMAN LOW-PEAK KRP-C, FUSES (U. L. 198 C CLASS L) FOR PROTECTION OVER 600 AMPERES. PROVIDE BUSSMAN LOW-PEAK LPW-RK (250V) OF LPS-RK (600V) (U. L. 198E CLASS RK11 FOR PROTECTION UP TO 600 AMPERES.

ELECTRICAL CONNECTIONS AND CONTROL WIRING

GENERAL - MOTORS ARE FURNISHED AND INSTALLED UNDER OTHER SPECIFICATION SECTIONS. CONTROL AND INTERLOCK WIRING IS FURNISHED AND INSTALLED UNDER OTHER SPECIFICATION SECTIONS. INDIVIDUALLY LISTED STARTERS ARE FURNISHED UNDER OTHER SECTION. MOUNTED AND WIRED IN CONFORMITY WITH CONNECTIONS PROVIDED UNDER THIS SECTION. PROVIDE POWER CIRCUITING COMPLETE TO ALL ITEMS. COORDINATE ACTUAL EQUIPMENT ON THE PROJECT WITH DRAWING. PROVIDE BACKBOARDS FOR EQUIPMENT MOUNTING. LABEL ALL EQUIPMENT AND OVER-CURRENT PROTECTIVE DEVICES WITH EQUIPMENT NAME, VOLTAGE, RATING, AND O.C.P. RATINGS.

LIGHTING FIXTURES

GENERAL - EACH FIXTURE SHALL BE U.L. LABELED. PROVIDE COMPLETE FIXTURES INCLUDING ALL HARDWARE, SUPPORT, LAMPS AND WIRING. CONTRACTOR SHALL PROVIDE FINAL VERIFICATION OF CEILING STRUCTURAL CAPACITY OR DIRECTLY FROM BUILDING STRUCTURE. SECURE FIXTURE TO CEILING STRUCTURE IN ACCORDANCE WITH CODE. PENDANT SUPPORTED FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE.

TELEPHONE/DATA CONDUITS

GENERAL - PROVIDE EMPTY WALL BOXES AND CONDUITS WITH PULL STRINGS FOR CABLE INSTALLATION BY OTHERS. BOXES SHALL BE STANDARD WALL BOXES WITH 3/4" MINIMUM CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE.

GENERAL NOTES

1. REFER TO RISER DIAGRAM FOR FEEDER SIZES FOR PANELBOARDS.
2. OVERCURRENT PROTECTION, WIRE SIZE AND NUMBER OF ELECTRICAL CONNECTION POINTS FOR MECHANICAL / HVAC EQUIPMENT IS FOR ITEMS AS SPECIFIED. COORDINATE WITH THE MECHANICAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR OF THE PROJECT AND MAKE NECESSARY CHANGES PRIOR TO BIDDING. PROVIDE ALL EQUIPMENT FURNISHED AT NO COST TO THE OWNER. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF NEW LIGHTING FIXTURES, RECEPTACLES, PANELBOARDS, ETC. WITH OTHER TRADES, STRUCTURE, PIPING, ETC. AND MAKE ADJUSTMENTS IN THE FIELD AS REQUIRED.
4. ALL JUNCTION BOXES AND COVERPLATES SHALL BE LABELED WITH PERMANENT MARKER INDICATING APPROPRIATE CIRCUIT NUMBER(S).
5. ALL RECEPTACLES WITHIN (6) FEET OF PLUMBING FIXTURES SHALL BE PROVIDED WITH 5 MILLIAMP GROUND FAULT INTERRUPTERS (GFI).
6. CONFIRM MOUNTING HEIGHTS AND COORDINATE LOCATION OF ALL OUTLETS, SWITCHES AND OTHER DEVICES WITH ARCHITECTURAL ELEVATIONS AND FURNITURE LAYOUT PRIOR TO ROUGH-IN.
7. PROVIDE SEAL FOR PENETRATION OF FIRE RATED WALLS BY CONDUIT.
8. ALL WIRING SHALL BE IN METAL CONDUIT. NM CABLE MAY BE ACCEPTABLE IF INSTALLED IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE. ALL WIRING MUST BE CONCEALED (NOT EXPOSED). OUTDOOR WIRING MUST BE IN CONDUIT.
9. NOT USED
10. EMERGENCY AND EXIT LIGHTING FIXTURES SHALL BE COORDINATED WITH THE FIRE MARSHAL, THE OWNER, THE ARCHITECT AND/OR THE INTERIOR DESIGNER. THE INTENT IS TO ADD THESE FIXTURES IN A MANNER THAT MEETS THE CURRENT NATIONAL ELECTRICAL AND THE LIFE SAFETY CODE.
11. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION AND QUANTITIES OF LIGHT FIXTURES.
12. CONTRACTOR MAY COMBINE WIRES IN ONE CONDUIT FOR CONVENIENCE OF INSTALLATION PROVIDING ALL THE REQUIREMENTS OF THE N.E.C. ARE OBSERVED.
13. THE INSTALLATION SHALL COMPLY WITH ALL REQUIREMENTS OF THE LATEST EDITION OF THE N.E.C., OSHA, STATE AND LOCAL CODES.
14. UNLESS OTHERWISE APPROVED, ALL WIRE SHALL BE #12 AWG. ALL CONDUIT SHALL BE 1/2" EMT AND ALL BREAKERS SHALL BE SINGLE POLE 20A. NOTE: NM CABLE IS ACCEPTABLE.
15. PROVIDE GROUND CONDUCTOR IN ALL RACEWAYS AS PER LOCAL CODE.
16. PROVIDE TYPED DIRECTORIES ON ALL NEW AND EXISTING PANELBOARDS.
17. PROVIDE ENGRAVED NAMEPLATES ON ALL NEW AND EXISTING ELECTRICAL EQUIPMENT (PANELBOARDS, DISCONNECTS, SWITCHES, BREAKERS, ETC.) FOR EQUIPMENT IDENTIFICATION.
18. BACK TO BACK RECEPTACLES IN ALL FIRE RATED WALLS SHALL BE OFFSET A MINIMUM OF 24 INCHES ON CENTER.
19. ALL JUNCTION BOXES LOCATED ABOVE THE CEILING SHALL FACE DOWNWARD WITH NO OBSTRUCTIONS 12 INCHES TO EITHER SIDE AND DOWN TO THE CEILING.
20. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, THE ELECTRICAL CONTRACTOR SHALL ADVISE THE PROJECT'S ARCHITECT PRIOR TO BIDDING.

ABBREVIATIONS

WP - INDICATES WEATHERPROOF DEVICE
GFI - INDICATES GROUND FAULT CIRCUIT INTERRUPTER TYPE RECEPTACLE
AFF - INDICATES ABOVE FINISHED FLOOR
TC - INDICATES TIME CLOCK
PC - INDICATES PHOTOELECTRIC CELL
G OR GND - INDICATES EQUIPMENT GROUNDING CONDUCTOR
UNO - INDICATES UNLESS NOTED OTHERWISE

ELECTRICAL LEGEND

ARROW HEAD INDICATES HOMERUN TO PANELBOARD AS DESIGNATED. LETTER INDICATES PANELBOARD LABEL NUMBER INDICATES NUMBER OF CONDUCTORS IN CONDUIT. CONDUIT NUMBER INDICATES THE NUMBER OF CONDUCTORS IN CONDUIT (CONDUIT) CONDUIT SHALL BE SIZE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. NO HASH / TICK MARKS INDICATES 2 # 12, 1 # 12 GND - 3/4" CONDUIT. (/) INDICATES GREEN EQUIPMENT GROUNDING CONDUCTOR. SOLID CURVED LINE INDICATES CONDUIT CONCEALED IN CEILING OR WALL. SOLID STRAIGHT LINE INDICATES CONDUIT EXPOSED TO VIEW. DASHED CURVED LINE INDICATES CONDUIT IN SLAB OR UNDERGROUND (BELOW GRADE). PANELBOARD, 120 / 240 VOLT, 1-PHASE, 3-WIRE. CIRCUIT BREAKER IN NEMA 1 ENCLOSURE UNLESS NOTED OTHERWISE. MAGNETIC MOTOR STARTER. HEAVY DUTY DISCONNECT SWITCH. "F" INDICATES FUSED, "WP" INDICATES WEATHERPROOF (NEMA 3R). SIZE AND RATING AS INDICATED ON THE DRAWINGS. MOTOR CONNECTION. "H" INDICATES FRACTIONAL HORSE POWER OTHERWISE HORSE POWER AS INDICATED. FLUORESCENT LIGHT FIXTURE. TYPE AS INDICATED ON THE LIGHT FIXTURE SCHEDULE. INCANDESCENT, FLUORESCENT OR HID WALL MOUNTED LIGHT FIXTURE. TYPE AS INDICATED ON THE LIGHT FIXTURE SCHEDULE. INCANDESCENT, FLUORESCENT OR HID CEILING MOUNTED LIGHT FIXTURE. TYPE AS INDICATED ON THE LIGHT FIXTURE SCHEDULE. EMERGENCY BATTERY LIGHT. NUMBER OF HEADS AS INDICATED ON THE DRAWINGS. COMBINATION EXIT SIGN AND EMERGENCY BATTERY LIGHT, NUMBER OF HEADS AS INDICATED. CEILING MOUNTED. TYPE AS INDICATED ON THE LIGHT FIXTURE SCHEDULE. INCANDESCENT OR HID FLOODLIGHT. GROUND OR WALL MOUNTED. TYPE AS INDICATED ON THE LIGHT FIXTURE SCHEDULE. DUPLEX RECEPTACLE, MOUNTED AT 17" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. DUPLEX RECEPTACLE, MOUNTED ABOVE COUNTER TOP. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, MOUNTED AT 17" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. TELEPHONE OUTLET, RUN A 3/4" EMPTY CONDUIT WITH PULL WIRES AND STUB UP 12" INTO CEILING SPACE. MOUNTED AT 18" AFF OR AS NOTED. JUNCTION BOX, CEILING OR WALL MOUNTED. S - SINGLE POLE TOGGLE SWITCH UNLESS NOTED OTHERWISE.
2 - INDICATES TWO POLE SINGLE THROW
3 - INDICATES THREE WAY
4 - INDICATES FOUR WAY
X - INDICATES KEY OPERATED SWITCH
D - INDICATES PILOT LIGHT WHEN SWITCH IS IN THE ON POSITION
D - INDICATES DIMMER SWITCH, SLIDER TYPE
EX - EXIT SIGN WITH BUILT-IN BATTERY PACK, CEILING MOUNTED.
D - TELEPHONE OUTLET, RUN A 3/4" EMPTY CONDUIT WITH PULL WIRES AND STUB UP 12" INTO CEILING SPACE. MOUNTED AT 18" AFF OR AS NOTED.

NOTES

DEDICATED DUPLEX RECEPTACLES SHALL BE RATED FOR 20 AMP, 120 VOLTS NEMA 5-20R. FINISH OF ALL WIRING DEVICES TO AS SELECTED BY THE PROJECT'S ARCHITECT.

PANEL "A"									
VOLTAGE: 120/240 - 1PH-3W		MIN. PANEL A.I.C.: 10,000 MINIMUM		ENCLOSURE: NEMA 1		SERVICE ENTRANCE LABEL: NO			
MAIN: 200 AMPS M.L.O.		MOUNTING: SURFACE							
CKT. NO.	NO. OF POLES	TRIP	LONG TYPE	VOLT	AMPS	OPTIONS	REMARKS	L1	L2
1	2	40		7,680	POOL PUMP			•	2
2	1	20		180	RECEPTACLE			•	4
3	1	20		1,000	FLOOD LIGHTS (VIA PHOTOCELL)			•	6
4	2	20		2,000	ELECTRIC WALL HEATER (EWH-1)			•	8
5	1	20		750	RECEPTACLES - EDF			•	10
6	1	20		750	RECEPTACLES - EDF			•	12
7</td									